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A. VISION AND EXECUTIVE SUMMARY

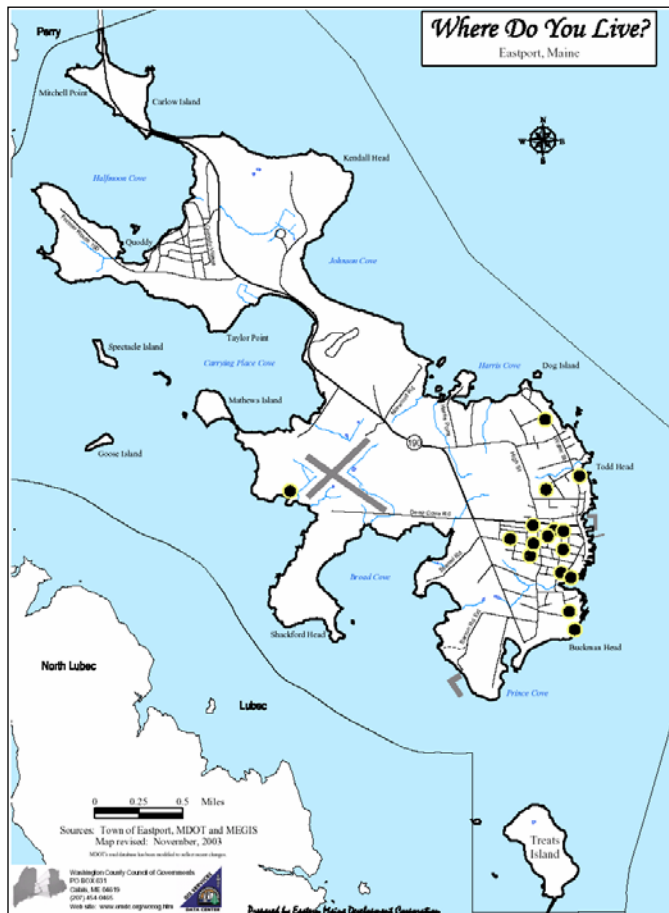
VISION:

Eastport, an Island Community Living, Working and Growing Together

This update to the comprehensive plan is the result of many hours of hard work. The committee worked with a diverse group of individuals to bring the well thought out plan of 1995 into sharper focus. The committee hopes our work takes the city beyond the plan of 1995, which had as its main focus meeting the requirements of Maine law.

To many, Eastport is a place where time has stood still; to many others it is a place where change has been constant. Schooners have been replaced by freighters, fishing boats and weirs share facilities with aquaculture, and families coming home to be together during the 4th of July/Old Home Week share their city with many new visitors.

A comprehensive plan should guide the City through anticipated changes, helping accomplish things we want while avoiding things we do not want. Change is inevitable; preparation for change is only by design.



The 1995 Comprehensive Plan committee held numerous meetings with groups and individuals to hear the wants, needs, and desires of the community. The current committee, tasked with the 2004 update of the Comprehensive Plan, also sought input from many local groups, boards and organizations. They also incorporated the input from the public surveys conducted by Eastport for Pride in 2002, and distributed a public survey in 2003 to a random selection of households and published it in the Quoddy Tides. From this a “visioning” session was held at the elementary school. From that meeting the vision **“Eastport, an Island Community Living, Working and Growing Together”** was developed **Map 2 – Treasures of Eastport** was created from those in attendance.

Attendance at the visioning public meeting was concentrated with residents of the central core as depicted to the left by the points indicated where attendees live.

Participants at the visioning meeting broke into three groups and identified on several maps the most significant natural and built features of Eastport – the treasures without which Eastport would not be Eastport. **Map #2, Treasures of Eastport**, was extracted that shows the best of the best of that selection. Those features that were identified by all three groups and by two out of the three groups are drawn on the map. Those identified on only one map are included with “honorable mention” in the lists below.

	Natural Treasures	Built Environment	
		Structures	Streets
1 st Tier (on all three groups maps)	<ul style="list-style-type: none"> • Shackford State Park • Downtown Breakwater Harbor • Seawall Walkway • Dog Island and end of Water St. • Bucknam Head • Estes Head and Prince Cove • Battery Field 	<ul style="list-style-type: none"> • Structures on Water St. – Downtown Historic District • Churches • City Hall • Sea Wall and Overlook Park • Peavey Library • Post Office • The Pier/The Port • Cemetery 	<ul style="list-style-type: none"> • Water St. • Key Street to Harris Cove
2 nd Tier (on 2 maps)	<ul style="list-style-type: none"> • Carrying Place Cove • Causeway • Old RR Track Bed • Views from Pleasant Street • Views from Staniels Road 		<ul style="list-style-type: none"> • Boynton Street • Deep Cove Road • Staniels Road • Pleasant St. • Dawson St.
Honorable Mention	<ul style="list-style-type: none"> • Kendall Head • Johnson Cove • Half Moon Cove/Quoddy Village • Salt Marsh • End of Toll Bridge Road • Airport • Willoway/The Castle • Redoubt Hill and Corner • Harris Point • Mathews Island • Smiths’ Corner • Seaview Campground area • Planned Old Sow Park (Old Sow) 	<ul style="list-style-type: none"> • Trees on Boynton and Key Streets • Boynton Manor • Downtown • Health Center and Nursing Home on Boynton Street • Historic Buildings on Boynton and Key Streets • The Battery/The Fort • The Barracks Museum 	

Eastport has been a city for such a long time that many participants did not differentiate between its natural and its built treasures. The cemetery, the breakwater and the rail bed were all of particular importance to people. Likewise the roads that were identified as especially indicative of Eastport are those with both extraordinary views and a rich diversity of historic structures.

EXECUTIVE SUMMARY:

2004 Goals and Policy Statements:

- Notes: 1- Implementation strategies, responsibilities and timeframe are shown in individual chapters.
2- 1995 Plan action steps are cross-referenced below and also shown in Appendix D.

History

The history and economy of Eastport is substantially based upon the natural resources that drove the local and regional economy including shipbuilding, port development and the sea. Most of downtown Eastport is on the National Registry of Historic Places. As the record of historic structures reveals Eastport has protected a great abundance of its historic structures, many of which are over a hundred years old. Three fires completely demolished the commercial district of the city, the first and second in 1839 and 1864, the last and worst in 1886. Eastport was rebuilt with masonry the following year and looks very much the same today as it did in 1887. Eastport will continue to protect its remarkable heritage through the protection of historically significant buildings and locations.

Goal: Eastport will preserve the State's historic and archeological resources for future generations to enjoy and pass on to their children as they have been passed on to the present.

- Note: 1- Appendix C- contains interpretive materials in support of heritage tourism

Preservation:

- Protect and preserve known archaeological and historic sites.
- Ensure that archeological and historic sites are not unknowingly destroyed.

Education: (1995 - 31, 42, 43, 44, 45)

- Continue to identify and document Eastport's above ground resources.
- Collect and maintain historic city records.
- Develop and encourage public access to significant historic and shoreline sites within the City.

Regulation:

- Formulate guidelines or land use controls to protect and preserve historic and archaeological resources if identified.

Population

The population of Eastport has decreased significantly over the long term, with a higher rate of decline seen in just the past decade. In addition our population is aging. There are fewer school age children and our city has seen a decrease in the average household size. Numbers of retiree and perhaps single parent households are increasing. Limited employment opportunities help explain the decline in the numbers of young families residing in Eastport. A seasonal influx of approximately 200 people increases demands on services and these individuals may account for some of the future increases in year-round population. The city should continue to make available demographic information to residents and should remain mindful of the needs of our changing population.

Goal: Eastport will use information about its population when making administrative and policy decisions. (1995 - 17)

Monitor actively, the size, characteristics and distribution of its population.

Natural Resources

Eastport currently offers protection to its natural resources with locally adopted shoreland zoning regulations, zoning and subdivision regulations. These ordinances will be updated to be consistent with the minimum requirements of state and federal regulations as is mandated and to ensure that Eastport retains its character as a commercial port and maritime city. Protecting public shore and water access and maintaining a healthy balance between industry and natural beauty is crucial for future economic development. Water quality will be protected and improved through the continued educational, research and regulatory efforts of the city and local resource management agencies. Investments will be made in infrastructure that improves both shellfish harvest opportunities and drinking water quality. Maritime industries, both traditional and new, will be supported through access for the commercial fishing fleet, regulatory districts that support maritime activities and research into ways to diversify aquaculture and other marine trades.

Goal: Eastport will protect and preserve the natural resources on which its economy and quality of life depend.

Water Quality and Resources:

- Protect existing fish and waterfowl/wading bird habitats within the town mapped as Essential or Significant Habitat.
- Support and solicit research on impacts of current marine industries on the marine environment.
- Maintain and improve shellfish management activities.
- Educate landowners about saltwater intrusion and water quality issues where they occur.
- Protect water quality.
- Prevent oil spills; prepare for response if they occur.
- Protect drinking water supplies.

Forest and Street Tree Resources:

- Seek Tree City USA designation for Eastport.

Sustainable Development: (1995 - 11, 12)

- Develop building sites using the best available information.
- Protect and promote traditional maritime uses and activities.
- Buffer new development from existing sources of noise and activity associated with maritime commercial activities.

Education and Traditional Use: (1995 - 26, 28, 44)

- Support marine resources training and research.
- Promote harmony and understanding among newcomers and residents over traditional uses of land and water.
- Ensure that traditional use of lands and access to water are protected as development pressures increase.
- Utilize financial incentive programs.
- Manage wildlife-deer herd

Employment and Economy

Eastport is a port city whose economy has changed and continues to evolve. From an economy that relied on one industry after another, the city has diversified to capitalize on its abundance of existing natural resources. The port is exceeding all forecasted expectations but aquaculture, once thriving, is faced with significant challenges. It is still a critical part of Eastport's future and is

therefore evolving and diversifying much as the city is doing as a whole. The resiliency and determination of Eastport citizens is very much alive in the volunteerism that drives downtown revitalization efforts as well as participation in all areas of Eastport's civic life. Prospects are also positive for additional light industry and the efforts of city government are paying off.

Eastport is a regional employer but challenges remain to bring employment and sales to levels that will continue to sustain local employment. The policies and strategies in this Comprehensive Plan are diverse and extensive as a result. Primary among them is support for the port and the roads that serve it; support for downtown revitalization efforts through such measures as creation of a Downtown Tax Increment Financing District and coordinated investment in public and private infrastructure; support for the tourism that will bring visitors to the area; and support for the light industrial sector that will provide higher wage jobs to residents and the region.

Goal: Eastport will strengthen economic development through full employment, a prosperous downtown and regional cooperation.

Promotion of Economic Activity: (1995 - 2, 3, 4, 6)

- Forge working partnerships between volunteers and the City
- Promote expansion and diversification of the economic base of the community.
- Improve and maintain city infrastructure
- Encourage and support local maritime businesses to retain access to the resource and get their products to local and regional markets.
- Support increased tourism as an economic development goal.
- Develop and implement incentives, programs, and methods of supporting private, infrastructure investment.
- Preserve public access to salt water beaches.
- Develop infrastructure in support of heritage tourism
- Create a long-term marketing niche and plan to attract visitors, and investors.

Sustainable Development: (1995 - 1, 18, 32)

- Adopt new ordinances or revise existing ordinances as needed in support of revitalization and preservation goals in the existing downtown and, as business needs expand, along feeder streets to the west, Water Street north and south, and Sea Street in its entirety
- Favor the primacy of historic preservation in all revitalization efforts, and recognize preservation as a source not an impediment to recovery.
- Encourage mixed use zoning on feeder streets, on Water Street south and north of the existing downtown, and on Sea Street, as the downtown expands to accommodate business growth.
- Treat scenic views as the common property of Eastport residents and the public at large.

Regional Development and Coordination: (1995 - 15, 33)

- Advocate for infrastructure improvements to enhance the economic competitiveness of Eastport and Washington County.
- Participate in regional organizations that provide technical assistance and information about individual business support and regional economic development opportunities.

Program Awareness:

- Obtain information on programs that provide support for roads, parks, public transportation or other infrastructure and activities that materially aid the city's economy.
- Assist those who are eligible for assistance and help them to receive it.

Educated Workforce: (1995 - 9, 11)

Ensure that the educational opportunities, both academic and vocational, address the needs of Eastport children.

Encourage and support efforts to provide job training and continuing education.

Housing

The State of Maine defines affordable housing as not costing more than 30% of household income. The data reviewed suggest that the cost of housing in Eastport is affordable for most people in the community but that a sizable minority is paying more than they can afford or losing access as prices rise. The majority of people live in owner occupied single-family housing. The existing zoning ordinance does not impose significant costs on the cost of building homes. There is a range of new housing in the town: mobile or manufactured homes are utilized often. The percentage of homes owned by those in the workforce is likely to decline further while the percentage of homes owned by retirees - both those from away and natives - will increase.

Goal: Eastport will encourage and promote affordable, decent housing opportunities for Eastport residents.

Programs and Grants: (1995 - 5, 14)

Pursue programs and grants that can assist in the provision of affordable housing.

Codes and Regulation: (1995 - 19)

Ensure that local codes and ordinances are enforced for the public health, safety and welfare.

Ensure zoning ordinance will not preclude the development of affordable housing.

Recreation

Eastport has many recreational opportunities because of the scenic quality of the city and vastness of the region in which it is located. Residents want the city to encourage expansion of new recreation businesses. Residents rely on public access to use the city's recreational resources and want these resources (moorings, anchorages, trails and water access) to be developed, maintained and expanded. Likewise residents want to use city recreational facilities and sites and expect them to be maintained, improved, and expanded.

Goal: Eastport will maintain and improve access to recreational opportunities, particularly water access.

Facilities and Services: (1995 - 24, 29)

Treat recreation, as a quality of life provider, and as important as education.

Improve the provision of recreational opportunities.

Engage the private sector in the provision of recreational opportunities.

Public Access and Open Space: (1995 - 25)

Encourage recreational opportunities and increase public access to surface water.

Secure public access to the water, including deep water facilities, while maintaining traditional accesses to shell fishing areas.

Encourage the preservation of open space.

Transportation

Transportation linkages in Eastport consist of State Route 190 and the Port of Eastport. Our city is reliant on its road network as the primary means of transportation movement. However, the city looks as much to the water as it does to the land for its livelihood and connectivity to the outside world. Therefore, local roads should provide safe, reliable access to work, school, stores, and residences. But the port at Estes Head and the breakwater downtown must be maintained and supported in their on-going improvements. Looking over the long term, another bridge to the island is envisioned to improve access for safety and diversified economic development.

Overall, Eastport's roadways are in good condition. Given limited funding and the significant expense, the city has done a noteworthy job of maintaining its roads. Since MDOT has jurisdiction over most main roads and both causeways serving Eastport, the city will continue to communicate and cooperate with that department. The city has a paving schedule for roads that are currently unpaved and requires all new roads to be constructed to specific municipal standards.

Goal: Eastport will encourage, promote and develop efficient and safe transportation facilities that will accommodate our city's anticipated growth and economic development.

(1995-3, 4, 20, 36, 46)

Management and Maintenance:

Plan for optimum use, construction, maintenance and repair of roads.

Insure that new development does not negatively impact the capacity or safety of existing roadways.

Port development:

Support port development and inter-modal freight transport.

Trail Development:

Support pedestrian and bike use and connect with regional trail systems.

Regional Coordination:

Cooperate in the development of regional transportation policy.

Support airport development.

Public Facilities and Services

Eastport has a rich variety of facilities and services provided by the public and private sectors. This is the heritage of a once much larger city as well as a strong spirit of volunteerism and cooperation among citizens. It is also the result of prudent investments that will continue with the priorities set in this chapter and in the Capital Improvement Plan. Past efforts at regionalizing services, in waste management and water supply, will serve Eastport well as costs drive towns to consider more cooperative ways to provide health care, education and drinking water to their communities.

Goal: Eastport will plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Local Facilities and Services: (1995 - 13, 18, 21, 23, 38)

Maintain or replace local facilities to address immediate community needs..

Coordinate local facilities maintenance and replacement with Downtown Revitalization efforts.

Develop maintenance plans for existing and future facilities.

Develop plans for new services and facilities.

Appropriate funds yearly to adequately maintain facilities to minimize need for more expensive replacement.

Develop plans for new services and facilities.

Services and Education:

Develop, expand and improve services for seniors.

Make local services visible and understood by Eastport citizens.

Regional Coordination: (1995 - 8, 15)

Cooperate on the delivery of regional services and endeavor to achieve economies of scale where feasible.

Fiscal Capacity (1995 - 7, 14)

Eastport has managed its finances well over the last five years and the mil rate has remained within a quite consistent range. In addition, the city (including the Harbor Committee) has created and maintained reserve funds, which has permitted implementation of unbudgeted or urgent operating or capitol projects. Consideration will be given to apportioning some of these resources among two new reserve accounts: 1) Operating Reserves 2) Capital Reserves to cover new capital projects as well as maintenance and repairs on community facilities. An oft repeated priority was adoption of a long-term commitment to preserving improvements through sustained, designated funding for maintenance of the downtown public infrastructure.

Through this Comprehensive Plan, the city is revising and updating a Capital Improvement Plan, as shown in Table J4 (Chapter J), to guide the city's capital investments. Needed to support increased tourism are infrastructure improvements to include parking, phones, restrooms, an information center and better signage. These are included in the CIP. Private sector improvements are also needed including more restaurants, overnight accommodations, docking facilities for different types of pleasure craft including cruise ships and some form of public transportation especially during celebrations or special events. The restoration, rehabilitation and maintenance of privately owned, downtown buildings present more difficult issues. As noted elsewhere in the plan, a façade program is being used as an incentive. Additional funding should be sought to expand both participation and grant awards.

Land Use

Eastport is experiencing some residential development pressure and working diligently to improve the economic opportunities available to its residents through downtown revitalization efforts, port development, and ensuring that a fair cross section of land uses are allowed in its commercial and industrial districts. Existing residential development pressure is concentrated along the shoreline or in areas that command scenic vistas. This results in increased demand for housing that is affordable in non-shore line land areas, and potential loss of shoreline access and public use. Evidence of renovation/ preservation of historic residences can be observed throughout the city neighborhoods.

Minor changes, and the addition of CFMA zones in areas currently utilized for marine activity, to the future land use districts that were designated in the 1995 Comprehensive Plan are proposed. These changes will protect several resources areas that are unsuitable for development and allow some flexibility to residential, especially affordable residential, and commercial landowners along Route 190. The Comprehensive Plan committee has been guided by the vision expressed by those

attending the public meeting in September 2003 as well as the survey responses from 2002 and 2003 to plan for our future. This plan is intended to protect our city's character and to direct residential, commercial and industrial activities to appropriate areas. It also seeks to ensure that residents can continue to support themselves with a mixture of activities necessitated by seasonal

Goals: Eastport will preserve the character of the city that is vital to the continued stability of the local economy. Eastport will revitalize its downtown core. Eastport will continue to be a great place to live, work and vacation

Ordinances and Regulation: (1995 - 16, 34)

Prohibit or tightly control incompatible development in or adjacent to critical natural areas.

Develop necessary land (private and city-owned) use regulations, consistent with the goals and guidelines of this Comprehensive Plan.

Downtown Revitalization and Economic Development:

Support downtown revitalization strategies for utilizing vacant downtown buildings.

Support retail and tourism development in the downtown and inhibit retail and “strip” development along Rt. 190.

Support efforts to reinstate ferry service to Lubec

Economic Diversity/Traditional Use: (1995 - 1, 2, 6)

Consider and incorporate diverse interests to whom marine resources are of critical importance including traditional fishermen, aquaculturalists, shipping interests, recreational boaters, and those who just love the view.

Support development and expansion of all aspects of aquaculture industry including diversification of species.

Support transportation enhancements that retain viability of the Port of Eastport

Retain affordable and adequate housing options for young people just starting families, elderly people, and low income people appropriate for their needs.

Ensure that shorefront residential development pressures do not overwhelm the limited land area needed for functionally water dependant commercial uses.

Promote and support traditional maritime activities.

Attract new commercial and industrial development in appropriate areas.

Enforcement:

Enforce ordinances fully and fairly.

Regional Coordination: (1995 - 46)

Continue to cooperate and coordinate with neighboring communities on issues and opportunities which cross municipal borders.

Correct City Boundary on official maps.

Education about Land Use:

Educate residents about the requirements of local and state regulations.

Educate new and prospective residents about traditional land use issues in Eastport.

City Surveys

Eastport has canvassed its citizens for their views several times in the last two years. The Common Ground Survey solicited input about downtown revitalization and the Comprehensive Plan survey sought to expand that input to the entire city and all of its economic activity. The results of those surveys are provided in charted format but the reader is directed to Appendix A - Town Survey and Written Comments for a full transcript of the many written comments provided to questions

throughout the survey. In addition Appendix E provides the full transcript of the Community Vision meeting that was held on September 29, 2003 at the Elementary School.

Respondents and participants in these various efforts expressed a great deal of affection for Eastport's historic downtown as well as support for its revitalization. Tourism was a supported activity in 2003 but less enthusiastically supported in 2002. Less support was indicated for road-side businesses on Route 190 though results indicate that severe restrictions on such development will be met with some resistance. This is an area to address with care in the interest of maintaining access to affordable properties while also not starving the downtown area from needed investment. The need to maintain Route 190 as a transportation corridor for the city and the port is very well supported and it may be that access management along Route 190 and incentives in the downtown could strike the balance needed here.

The structure of the questions about where and how to encourage development led to confusing results and there is clearly very little general understanding about Pine Tree Development Zones. Support for heritage based tourism is very high and Appendix C provides information about how these opportunities might be developed and promoted.

In terms of keeping people in Eastport, land assessment, affordable housing and livable wages ranked very high in the minds of respondents. Another bridge to the island was both supported and Chapter H – Transportation recommends that one be pursued. Ferry service to Lubec was particularly important as was a ferry to Grand Manan, although not as enthusiastically.

A variety of public improvements were supported but the written comments spoke most clearly about the water system, downtown rehabilitation (including streetlights, lighting, sidewalks and sidewalk maintenance, public washrooms and facilities in support of the working waterfront), and recreation for residents but for young people in particular. Many think the city should financially support the library as well as work towards a regional high school in the very near future.

Map Disclaimer:

The information used to create the maps in this Comprehensive Plan have been derived from multiple sources. The map products as provided are for reference and planning purposes only and are not to be construed as legal documents or survey instruments. EMDC/WCCOG provides this information with the understanding that it is not guaranteed to be accurate, correct or complete; that it is subject to revision; and conclusions drawn from such information are the responsibility of the user. Due to ongoing road renaming and addressing, the road names shown on any map may not be current. Any user of the maps accept same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further agrees to hold EMDC/WCCOG harmless from and against any damage, loss, or liability arising from any use of the maps.

COMPREHENSIVE PLAN SURVEY FOR EASTPORT, ME**City of Eastport Public Opinion Survey**

- in Preparation for September 29, 2003 Public Meeting
to Provide Input to Comprehensive Plan Update

Please come to a public meeting at the **Eastport Elementary School Cafeteria, September 29 5:30 PM,** hosted by the Eastport Comprehensive Plan Update Committee to provide your input to the 2003 update of the 1995 Comprehensive Plan. Refreshments will be provided.

The Comprehensive Plan Committee has already asked for input from the following organizations in the city: Historic Review Board, Eastport for Pride, Airport Advisory Commission, Port Authority, Library, Planning Board, Zoning Board of Appeals, Harbor Committee, Recreation Board, School Union 104, Eastport School Board, Healthcenter, Senior Citizens Center, Eastport Memorial Nursing Home, WCTC, Passamaquoddy Tribe at Pleasant Point, Cobscook Bay Resource Center, Board of Assessors.

We have received some good data and direction from many but there are some gaps and we are now drafting policies. This is the city's plan. The Committee needs guidance and direction from those who will be affected by the plan. We especially urge participation from municipal committees such as the Planning Board, Zoning Board, the Port Authority, harbor master, and service providers to Eastport citizens.

Several downtown surveys have provided opinions about downtown revitalization but the Comprehensive Plan is city-wide, and maximum citizen input is needed.

At the September 29th meeting in the Elementary school we will be asking many of the questions that are included in the survey below. We will have maps on the wall for people to visualize their answers and discuss the city's future.

We urge you to come to the meeting but would like your input in written form as well. One hundred of the following surveys will be sent randomly to homes within Eastport.

Please tear the survey out of the paper, or pick up a copy at City Hall and return the mailed or loose sheets to City Hall by September 24th, 2003.

Thank you for your time and valuable contribution to the future of Eastport.

Eastport Public Survey

Should the city promote road-side businesses on Route 190?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
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Should we encourage tourism?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
----------------	-------	------------	----------	-------------------

Should we encourage the visitation of cruise ships to our downtown?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
----------------	-------	------------	----------	-------------------

Should we remove the fisherman's statue in downtown?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
----------------	-------	------------	----------	-------------------

Should the city actively pursue acquisition of municipal anchorages and mooring spaces?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
----------------	-------	------------	----------	-------------------

If yes, where?

Should the city reserve some moorings for use/lease by residents?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
----------------	-------	------------	----------	-------------------

Should the town obtain more public accesses to the shore?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
----------------	-------	------------	----------	-------------------

If yes, where?

What inhibits boats from using the moorings or harbor?

Should Eastport pursue designation of a Pine Tree Development Zone in Eastport?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
----------------	-------	------------	----------	-------------------

Where should a Pine Tree Zone be located in Eastport?

What are our priorities for physical improvements and public investment?

Sidewalks	High Priority	No Change	Low Priority	No Opinion
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Street lights	High Priority	No Change	Low Priority	No Opinion
---------------	---------------	-----------	--------------	------------

Police protection	High Priority	No Change	Low Priority	No Opinion
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Recreation facil.	High Priority	No Change	Low Priority	No Opinion
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Public water system	High Priority	No Change	Low Priority	No Opinion
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Other (please comment and assign priority): _____

Should the city financially support the library?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
----------------	-------	------------	----------	-------------------

Should the city seek funds to replace old deteriorated water piping throughout the city?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
----------------	-------	------------	----------	-------------------

Should the city municipalize the water system?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
----------------	-------	------------	----------	-------------------

Do we still want ferry service to Lubec”?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
----------------	-------	------------	----------	-------------------

Do we still want ferry service to Grand Manan?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
----------------	-------	------------	----------	-------------------

Should a new bridge to the island be pursued?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
----------------	-------	------------	----------	-------------------

Should there be a regional high school?

Strongly Agree Agree No Opinion Disagree Strongly Disagree

Where should it be?

How soon should it be constructed?

The value of land (assessment) in Eastport since 1995 has doubled in many zoning categories.

How important is affordable housing to retaining employees in town?

Very Important Important No Opinion Somewhat Important Not Important

How important are wages to keeping people (residents) in Eastport?

Very Important Important No Opinion Somewhat Important Not Important

Should more of the land now zoned for industrial be changed to allow for residential use?

Strongly Agree Agree No Opinion Disagree Strongly Disagree

Should areas currently zoned RR- 1 (1 acre lots) be rezoned to R-2 (4 house lots/ acre)?

Strongly Agree Agree No Opinion Disagree Strongly Disagree

How important is port development?

Very Important Important No Opinion Somewhat Important Not Important

How important is it to work with towns and regional groups in the area to obtain better access to Route 9 and the Interstate system?

Very Important Important No Opinion Somewhat Important Not Important

In 1995 a long range policy was to work to have rail service restored to Ayers Junction, and to establish a marshaling yard and warehousing. Is this still important for Eastport?

Very Important Important No Opinion Somewhat Important Not Important

In 1995 a long term policy was to keep in mind the potential for tidal energy generation as new environment-friendly techniques are developed. Is this still important for Eastport?

Very Important Important No Opinion Somewhat Important Not Important

In 1995 Eastport agreed to support development and expansion of all aspects of aquaculture including diversification of species (not limited to fin fish but including seaweeds and shellfish culture. Is this still important for Eastport?

Very Important Important No Opinion Somewhat Important Not Important

In 1995 Eastport recognized diverse interests to whom marine resources are of critical importance including traditional fishermen, aquaculturists, shipping interests, recreational boaters, and those who just love the view. The stated policy was to work to resolve or avoid conflicts among these interests. How important is this issue now?

Very Important Important No Opinion Somewhat Important Not Important

Development is occurring within the Boyden Lake watershed – Eastport's water supply. There are minimal restrictions on camps and some lake uses. How important is it for Eastport to be involved in regional decision making in the Boyden Lake watershed?

Very Important Important No Opinion Somewhat Important Not Important

Should Eastport and the Passamaquoddy Water District explore use of aquifers in Pembroke as alternative sources of drinking water?

Strongly Agree Agree No Opinion Disagree Strongly Disagree

In 1995 Eastport policy was to consider assessing impact fees to new developers. The recent Downtown Revitalization Plan recommends a Tax Increment Financing District (TIF) downtown. Do you agree with this shift in policy?

Strongly Agree Agree No Opinion Disagree Strongly Disagree

What are the things about the City of Eastport that you like and would preserve?

What are the things about the City of Eastport that you would like to see changed?

Describe how you see the City of Eastport of the future.

Real estate pressures are rapidly coming up the coast – how should Eastport prepare itself?

What other important questions have not been addressed?

Eastport for Pride
Common Ground Survey
A Community's Vision of Downtown

The Interview: Over 100 members of the community were interviewed and asked to describe their vision of a perfect downtown. The Poll: Using this data, more members of the community will have their turn. Please indicate your opinion on the visions of our downtown listed below. Mark Y for agreement, N for disagreement, or leave blank if you have no opinion.

<p>General Visions</p> <p>Buildings restored to historic look Buildings occupied, stores open A thriving downtown area Busy, happy, prideful people More businesses providing jobs Buildings well maintained Year-round stores A mix of residents and tourists An all inclusive mix of residents More of a tourist town Ferry to Lubec /Islands</p> <p>City Streets</p> <p>Improved street surfaces Improved street lighting Underground wiring Period lighting fixtures New sidewalks, low curb</p>	<p>New Stores/ Shops and Services</p> <p>Clothing- shoes, bottoms, tops for all General store- full product/price range Upscale gift and boutiques Grocery and produce Upscale food Bakery Book Upscale Arts and Crafts High-end Antique Office supply, stationary, greeting cards Health/ senior services Barber/ drycleaner/ tailor</p> <p>More of Same Type Stores</p> <p>Ice cream/ soda/ coffee/ snack/ candy Art Gallery- affordable Art Gallery- Native American Antique</p>
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<p>Uniform business signs and flags Storefront awnings Creative, illuminated window displays Well painted, repainted store fronts Brighter, period colors on store fronts Street furniture- benches, etc.</p> <p>Public Facilities Small park areas with benches, greenery Info. center/ public toilet facilities</p> <p>Traffic Control Use of one-way streets More parking behind buildings Parallel vs. diagonal parking No parking Shuttle bus from remote parking lot</p> <p>Waterfront Expanded marina with marine services Small park areas with water views Cruise ships and facilities Increased working waterfront</p> <p>Walkways and Trails Expand and beautify water walks Provide historic site information</p> <p>History of Island More historic tours Recreation of early works More marked historic sites</p>	<p>Arts and crafts Professional offices More B&B's</p> <p>Restaurants Other specialty foods Gourmet fare More ambiance Extended hours</p> <p>Entertainment Bowling alley Movie theater/ theater Skating rink Playground/ athletic facilities</p> <p>Government More policing More cooperation/ interest in downtown Zoning to support revitalization More public services- cleaning, snow</p> <p>Community Activities Create teen center-arcade/dancing Scouting/ Big-brother/sister More community clean-up, fix-up, plant More youth/ senior recreation</p>
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Written Comments on Surveys

The full transcript of written comments provided by the 81 respondents to the survey are reproduced here. As noted in Chapter L City Survey Results summaries of the written comments are provided with the charted data and throughout the document as the issues they address are raised.

Comments to specific questions within the Survey and additional comments found on submitted surveys:

**Should the city actively pursue acquisition of municipal anchorages and mooring spaces?
If yes, where?**

Wherever applicable re: tides/currents etc.
Near the present moorings downtown.
In places of safety and access.
Off of Sea Street-to north of breakwater.
Breakwater.
Anywhere possible.

On the water.
Unsure.
Broad Cove, Deep Cove, all coves!
Near breakwater.
Would prefer to see private enterprise.
Boat School? Breakwater? New location?

Wherever there is an abandoned/dilapidated building, there must be deep water access.
 For professionals to decide (i.e.-What does Bar Harbor, Rockport do? Learn from others and their mistakes. Also, there must be a balance for the haves and have not boat owners.
 Broad Cove.
 Adjacent to breakwater, fish pier, ferry landing.
 Near-off breakwater.
 Off Boat School ramp.

On the water!
 Everywhere available.
 Breakwater.
 Broad Cove and Deep Cove along Water Street.
 To the north and south of the breakwater.
 Wherever possible.
 Broad Cove. Deep Cove.
 Nearby to the area of the downtown piers that are there already.

**Should the town obtain more public accesses to the shore?
 If yes, where?**

Close to Shackford Head.
 Near Shackford Head.
 Public viewing of "Old Sow".
 Dog Island area—acquire property and build a park.
 Former "tire burning area" right above/near Dog Island.
 Prince Cove, Deep Cove.
 Overlook for "Old Sow".
 Everywhere.
 North end.
 Availability would probably determine that.
 Dog Island or anywhere feasible.
 Dog Island. Kendall Head areas. Quoddy Village area.
 Dog Island.
 Wherever available.
 Boat School? Breakwater? New location?
 Any remaining.
 Broad Cove. Deep Cove.
 The beach areas-Dog Island, cannery, Wass's factory, Boat School, Shackford Head, beaches.
 Where available.

Wherever suitable property for access is available.
 The big question is how and where.
 Steps should be installed from the Shackford Head parking lot to beach.
 Sea Street. Dog Island. Custom St.
 Where there are usable beaches.
 For professionals to decide.
 There need to be several places where people can relax and enjoy the water view, not to launch a boat!!
 Dog Island—Sand Beach at South End.
 Any where possible.
 Any place that has parking, clean, usable for picnics, etc.
 Ends of streets that come to water.
 Downtown and various bays on the island.
 Dog Island. Clark St. Caper Ave. Sea St. Between Battery and Customs St.
 Where feasible.
 If there is a space or spaces available-then yes.

What inhibits boats from using the moorings or harbor?

Possibly price?
 None known.
 Cost!
 Don't know. Maybe fog and cold discourage yachts user?
 Not a large enough marina.
 Don't know what you have.
 Tides, no fuel, no facilities.
 It is not appealing. Few consumer facilities nearby. A dumpster is right by the dock!
 Availability (space).
 Need more moorings and boat slips, also signage.
 Lack of space and cost of tie-up.
 ?
 Access. Lack of signage. Lack of promotion.
 Tides. Downtown toilets and showers.
 No public facilities and nothing to do here.
 Easy access to parking and dinghy trailering.
 Not enough of them and gear conflicts.
 Too few moorings. Minimal service available.
 Access from land. Cost. Punt location.

Not enough space. Possibly vandalism.
 ?? no space ??
 No public facilities. Nothing to do.
 A lack of electrical and water supply hook ups.
 Too cheap to pay the fee!
 They have no way of knowing that they exist or that they are welcome.
 Don't know
 Weather. Currents. Fog.
 Possible fees?
 Nothing.
 Safe, convenient moorings and services.
 Over crowding.
 Prices too high.
 I don't know.
 High tide. Winds.
 You can't get one.
 No idea.

Where should a Pine Tree Zone be located in Eastport?

Pine Tree Development ?
 What is it?

Quoddy Village.
 What is Pine Tree Zone?

Don't know.
 ?? What is it??
 On Rt. 190.
 Wherever it is practical.
 ?
 What is it?
 All downtown (business area/block up from Water. St.).
 Rt. 190.
 What is this?

N/A
 (What is it?)
 Don't know about this issue, so don't feel I can comment.
 ? How much space is needed and where is the land?
 I don't know what this means.
 What are you talking about?
 Wherever there is room.
 Agree-although I need more information on what this entails.
 What is a Pine Tree Development Zone?

Should there be a regional high school? Where should it be? How soon should it be constructed?

Which ever present structure is the safest/largest, etc.--ASAP
 Eastport.
 Need more information.
 Pembroke.—very soon.
 Perry.Now
 Perry-ASAP
 Perry - 2005
 The current high school is like many elementary schools in other areas of the nation. Providing less opportunities at such a small size.- ASAP
 Central to all towns.-ASAP
 Meddybemps.-soon.
 Use the one we have.
 In the most economical location.-ASAP or add to an existing centrally located school.
 In partnership, near by WCCC. Give the kids at least a local vision of future careers. Turn Shead into a major recreational facility and art and community rooms.-5-7years.
 Do not know what is available. A Committee should be appointed.
 N/A
 Eastport-soon.
 Location and timing based on regional planning.
 Centrally located.
 Eastport-bring families in-help lower taxes. Old Shead had to go, tear this one down!-now.
 Along US 1 in Perry.-3-5 years.

Use Shead High School.
 Never.
 ?
 Pembroke/Dennysville-ASAP
 Rt. 1 Perry area-3-5 years.
 Perry- Rt. 1 or expand Shead-2005-2006.
 Eastport! –use Shead.
 N/A-never.
 Calais-immediately.
 Immediately.
 Charlotte area, Round Pond-whenever is practical.
 Perry-within 5 years.
 Eastport-ASAP using Shead building.
 ?-as soon as possible
 Eastport.
 Shortest distance to all schools in area. Possibly Perry-within 5-10 years.
 Charlotte.-ASAP
 Centralized Meddybemps. -immediately.
 Centrally located.-as soon as possible.
 ?-soon.
 Calais/Machias>NOW!
 Central location?
 Calais? -NOW!
 Based on distance and numbers of students.

What are our priorities for physical improvements and public investment? Other (please comment and assign priority):

All are important but need to prioritize. Youth need a sense of future where they fit in. Water and youth most important. Too many street lights obliterate the stars.
 Efforts to promote curb appeal throughout the city .ie clean it up!!!
 Fix pipes before streets and sidewalks.
 Must have shops by pulling in an “anchor” store that’s useful year round.
 Up keep is always important. Add road to the airport.
 Drinkable tap water! (high priority)
 Curb cuts on corners.
 More civic spaces downtown.
 Get the weeds out of the gutters.
 Swim pool for all like Calais Motor Inn. Physical, arthritic pain, E.H. care patients.

Directional signage along US 1 and Rts 190
 Marina and public restrooms high priority.
 Plan and execute paving all city streets (high) . Get in on volume purchase with others.
 SIDEWALKS-Use granite curbing only-cement and asphalt get chopped up by snow plows and trucks. Replace along waterfront.
 STREETLIGHTS-Replace along waterfront and walkway. POLICE PROTECTION-New training in enforcing city and state laws.
 PUBLIC WATER SYSTEM-Need larger for community use.
 Drinkable water high priority.
 Downtown and waterfront revitalization.
 Need public restrooms.
 Facility for youth.

Final five open-ended questions:

What are the things about the City of Eastport that you would like to preserve?

- Busy summer seasons and mellow fall, winter and spring seasons.
- Its total beauty. Its feel of community and family. You don't have to be related to someone to feel like family.
- Minimal tax for any retail. Water ST. revitalized.
- The old Quoddy building (Grossman's). This building and land has a lot of potential. It could be used as an old folk home, low income efficiency or a community rec hall or museum to history of Quoddy Dam project and the Stand Tower as a lookout over Cobscook Bay and Passamaquoddy Bay.
- The downtown.
- That which makes Eastport a place that people wish to come.
- Historical landmark and preservation of old architecture. View of harbor. NO fast food chains-chains of any kind.
- The natural beauty
- Small town atmosphere. Single homes or no more than duplex. Beauty-serenity.
- Quiet nature. Reserved atmosphere.
- Waterfront. Historic buildings. Small city flavor.
- Blend of working waterfront and visitor attractions. Amenities. Quiet. Dark.. Fresh air. Views. History.
- As much as we can preserve of this old town.
- Fisherman's statue.
- Air quality. Low crime. Friendly. Helpful. A real community. Old buildings. Quiet streets. Access to nature. Sense of history. Sense of integrity and humanity.
- Fishing. The arts. Sense of community. The old buildings. AIR QUALITY!
- Small town atmosphere. Easy and laid back way of life. Quiet, peaceful and friendly.
- Some of the charm although much is missing.
- Beauty. Small town feeling.
- Architecture and way of life.
- Nothing.
- Working waterfront, artist community, affordable housing.
- Small hometown community. Not over developed. Active business district.
- The feeling of home, slow living, lack of traffic, the beauty of a fishing community.
- Small population, low traffic, access to the water.
- The beauty of our bay and water.
- Preserve the friendly, small town atmosphere. Some of the old buildings but NOT all of them!
- Working port. Small community. Coast guard to keep us safe. Fishing and boat community.
- The architectural integrity. Its art and culture. Its mixture of people, working people, retired people from here and away, artists, entrepreneur. Its history.
- Access to shore, piers, paths. Police on foot. Views. Access-access-access.
- Historical and architectural heritage.
- Natural beauty. Original buildings downtown (good job)
- Keep city pretty much as is but update bay(sic) ordinances (sic).
- Fisherman statue.
- Downtown. The waterfront. City building (great job). Looking for more work opportunities such as small businesses such as are in the mill.
- Eastport is my home. I love it. The homes ad businesses are being fixed up and preserved. If we could just get more stores open. Things for the young people.
- Slow pace of living.
- Breakwater. Store fronts. Harbor.
- To continue to walk the streets without fear of this or that or whom. The downtown quality to come together for each other and a community.
- The easy uninhibited way of life and dealing with neighbors-personally, not through lawyers, if there is a problem.
- God knows there's enough boards to figure that out. Not important to me.
- Historical merit of the downtown. Open spaces. Shore access.
- Low traffic. No high-rises. No strip malls. No fast food.
- Historical character. Access to the water. Its culture.
- Its architecture and the lifestyle it represents. The overall goodwill of its citizens.
- Natural beauty. Historic buildings. Keep things "the way Maine should be". Don't allow ugly minimalls or fast food restaurants. Keep tasteful architecture design.
- Its beauty. Peacefulness. Not overpopulated.
- Historic buildings.
- Historic and charming character of the downtown.
- The architecture and down town.
- Scenic views. Small town ambience. Small shops on Water Street.
- My life is here. Leave buildings repaired and homes not torn down. Have destroyed too much.
- Whether or not you like the fisherman statue is not an issue. It has become a tourist attraction. It needs to be fixed to become a permanent attraction.
- Downtown architecture. Water based culture. Safe and friendly.
- Small town charm. View.
- Quality of life. Beautiful harbor. Old homes and buildings. No stop lights.
- Its old timers. They are the heart of Eastport. Listen to them. Sort if out, develop the best strategy, initiate ad communicate a plan. Then finish it (measure targets ad objectives). Don't get side tracked with BS
- Clean air, scenery, friendly people, cultural amenities, ships, fishing boats, attitude of helpfulness and care for neighbors.
- People. Neighborhoods. History. Adequate public open space.
- Its small town way of life. Historical buildings and homes should be preserved along with their history.
- Library grounds and bandstand. Breakwater.

What are the things about the City of Eastport that you would like to see changed?

- Glad to see changes in the past year or so in the downtown. Fill up business spaces.
- Its police department needs to be a police department. There is too much vandalism and if Eastport grows, crime will be rampant.
- Make vacant lot owner's maintain lots of homes (mow vacant lots)
- A new city manager, one who isn't just for himself and his good old boys. The new pier at Estes Head Inner Basin could house hundreds of vessels since the Inner Basin never ties ships there.
- More jobs.
- Young people taking over Water St and other areas.
- Would like to see vacant brick buildings on Water St in downtown commercial area used.
- New business development. More employment with better pay and benefits for the local people.
- Fill up storefronts on Water St. maintain sidewalks on Water St. and all presently paved streets.
- Increase in employment. Good jobs. More effort to attract "good" businesses.
- Less vandalism. More flowers, landscape. Attractive city to visit and live.
- Inability to work easily together. Release of negative attitudes. Support for one another.
- I would like to see a change in the public attitude against the workers of town hall and workers altogether.
- More open mind democratic city government.
- City government more open, less cliques. No diesel engines downtown.
- Occupation of downtown stores and opportunities. Movie theater maybe.
- Curb appeal. Trash removed from public view i.e. junk cars. This looks like a depressed area.
- Abandoned properties.
- Work together. Information shopping(sic). Fair pay and production for a fair day's work. Labor costs add up, when people are too laid back—"time is money".
- Nothing.
- Condemn unsafe buildings, tear them down. Remove junk cars.
- Stricter code enforcement on dilapidated property. Less focus on port authority and harbor committee.
- Employment opportunities (improved).
- Local bus service. I feel that the downtown should cater more to the local people. City owned or acquired property should be used for local organizations.
- I like it the way it is.
- Work here for the people trying to stay and raise a family.
- Property values, wages and revenues to increase, more and better jobs. A major clean-up campaign. People taking more pride in their homes and property.
- More things to do.
- Lack of focused co-operation between groups.
- More industries/ jobs.
- More jobs. Better pay. Small movie theater. Bowling alley (teens need this).
- Change Salmon Festival name to Eastport (Island City) Festival. Needs viable year round business—Reny's i.e.
- ATV's on people's property—none within city limits. Change ordinances against junk cars, trash. Employment kept within city codes.
- Public investment in infrastructure and downtown/ waterfront.
- More school age young people having more to do in town. Get them involved in some of the things that are happening around town. Our waterfront is our most popular resource, make it look that way!
- More employment (like a teleservice center). Shoe store. Clothing stores. Household supplies store.
- Bids should be solicited for any and all work (electrical, carpentry, plumbing, etc.)
- Remove city manager. Vote for a mayor and vote for police chief.
- Remove city manager. Replace with a mayor who is voted in.
- More businesses. Increased ship activity at old pier. Increased shipping.
- For us to come closer together to work together for the betterment of the community overall—in that, an improved and better Eastport will come.
- (Nothing) people come here for the beauty and relaxed way of life. Keep it that way,
- Changes are going on and more will in the future.
- A structured approach to public facility maintenance. More recreation coordination between providers.
- More police presence to preserve downtown.
- Better economic conditions for the people.
- Like it fine as it is.
- Downtown revitalized. Learn environmental ways to deal with red ants or have Red Ant Festival.
- Local businesses should be provided more city assistance. Fewer and lower taxes, special financial encouragement.
- No opinion.
- Upgrading of buildings and infrastructure.
- New city government.
- Using St. Stephen, St. Andrews and Bar Harbor models, rejuvenate the shops and port.
- None
- More employment for local people without adopting policies that panders to tourism.
- Lack of pro-business and tourism attitude.
- More effective leadership. Recycle program.
- New city management.
- Get out of real estate business. Be pro-active, not reactive. Lead, follow or get out of the way!
- More decent jobs for residents, even if they must commute to them. Development of the port to bring trade and other cargos besides wood pulp.
- Stronger enforcement of existing laws (ordinances) with fines if repeated violations (use common sense. If change in laws is needed). Enforce existing.
- People should take pride in their community and do a little work in their yards—CLEAN UP the junk
- A better school system.
- Downtown needs a face-lift. A change in attitude amongst some local residents towards newcomers and new ideas.
- Remove snow from narrow streets.

Describe how you see the City of Eastport of the future.

- Healthy mix of small business with city buildings and property looking well kept.
- I would love to see Eastport similar to St. Andrews, N.B. NOT Bar Harbor.
- Small Bar Harbor.
- If the city does not start helping and listening to its people and their ideas, I see no future here. We need cruise ships and something for those people to do when they get here. We need the stores downtown opened up.
- More of a city where the port interest and fisherman can co-exist. Also, cruise ships and tourists.
- Bustling shops on Water St., a variety of shops, restaurants and galleries. More activity on water. Schooner, kayaks (sic) etc. more festivals.
- Eventually, a retirement community unless progress is made in attracting new industry.
- A healthy Water St. district. A high school which prepares each student to their potential.
- Dynamic, but retain the unique qualities present in the community.
- Artistic waterfront community with positive growth.
- A clean, quiet entrepreneurial (sic) and lots (sic) based community with strong, diverse (sic) fishing, engaged youth, healthy residents.
- Hopefully things will stay somewhat the same but a little change here and there would be nice.
- Retirement home.
- Hopefully much as now but with increased prosperity. A viable downtown and the heritage of fine old buildings preserved. A real place still affordable to a wide range of people.
- Hopefully as much like the present as possible. Extend public pathways all along the shore (as in parts of Europe). Hopefully fish will remain a mainstay of the economy.
- Finished roads and sidewalks. Maybe a bus service to and from Perry corner.
- A small town with charm and more self-sufficiency where all enjoy a better standard of living.
- Either revitalized through cooperative hard work or a ghost town.
- Better.
- More visitors for eco-tourism and the arts but not another Bar Harbor
- No change in population with more job opportunities. Less vandalism modern buildings
- More business friendly.
- When the local people lose interest because of all the high faluting (sic) changes. I see devastation of our quaint community.
- More land value on the shore. More summer homes for commuters.
- Families moving away to find work. Houses falling apart.
- Steady moderate growth of tourism with a mix of seasonal and full time residents.
- Thriving port town. Good safe clean waterways. Warm and safe community with opportunity to grow.
- Thriving waterfront and downtown. Water related industries, i.e. aquaculture and commercial shipping, thriving. An arts and cultural mecca.
- More ships in port (for export/import) viable downtown business that local people use regularly. Water taxis, tall ships, a fish and chip stand at the pier, a bakery.
- We see the community developing in the arts, theater. Quality entertainment. Tourism. Retirement with a continued focus and support on the children.
- A community which offers jobs and opportunities to all ages.
- Opportunities to keep people here. Not another Bar Harbor but our small town with beauty and self-sufficient.
- A great tourist town (big money). Ships. Has an activity building with indoor swimming pool for use year round for town's people and tourists.
- Resort community.
- As a retirement community with a good tourist business. Also try to keep our traditional businesses i.e. fishing, aquaculture, scalloping, clamming. More small businesses with jobs.
- Busy, but not too much change as far as people helping one another and caring.
- I see people from outside running our city. Perhaps it's a good idea to have a fresh view of problems that arise.
- In all reality, I do not see a whole of industry to keep graduates in the area. However, I hope to be proved wrong.
- Possibly more businesses and employment. Keep young people from leaving town.
- At the turn of the century, Eastport had 5,000 or more population. We lost them as the old factories went down so did the population.
- A city with more self-sufficiency, created by planned strategies toward an enlarged market for goods and services.
- A destination for the discerning tourist who want a quiet vacation with natural beauty.
- More tourist centered, summer residents. Some small light industry.
- Crystal balls are notoriously cloudy.
- More jobs due to tourism, environmental, nature, art themes.
- Population growth and increasing tourism eventually driving natives and long time residents away by higher costs of living.
- Bar Harbor 2, unless we are careful.
- Our future is obviously in tourism and as a retirement and leisure community.
- Primarily a tourist and retirement area.
- Along same lines as Bar Harbor and St. Andrews.
- Tourism.
- More boats. More shops.
- More tourism and more local business year round. A good blend.
- Unique tourist town.
- With leadership, measured progress, less input-more results. Defined credentials of those involved with taxpayer dollars.
- This will depend a lot on what happens in the rest of the United States.
- Good growth-not too fast. More young families. Renewal of retail businesses. Moving of home businesses to downtown.
- A place where families can live and enjoy being an Eastporter.

Real estate pressures are rapidly coming up the coast—how should Eastport prepare itself?

- State has to keep tax valuation in pace with inflation and increase tax when property changes hands.
- I'm not sure but DO NOT allow anything to happen that would force the people who have lived here forever, out .
- Make sure we have sufficient water, power and sewage for potential development.
- Start making money off of Federal Marine. The city should be making money off the storage of paper pulp and docking fees from the ships that enter port.
- Restrictions to keep downtown with its flavor of artistic blend and water interests.
- Increasing real estate values are everywhere. Due to the economic situation in Eastport, values on property will not become what they are elsewhere. No problem for this community.
- Housing, building, electrical codes fees inspectors.
- Mainstay property taxes so more local families can keep their homes. Be careful on overall restrictions.
- Zoning.
- With a plan to protect existing residents, limit development, keep access to shore, protect fishing.
- Local development. Small scale development. Keep it financially viable for fishermen. Small business and home owners of modest means.
- Make sure that out buildings are not priced out of sight of the ordinary people. Discourage high power development, condos, etc. and water front land grabs.
- Keep our houses and yards looking pretty and welcome year-round "from away".
- It is Not rapidly coming, perhaps slowly! I would go after it while Lubec is asleep!
- Comprehensive zoning planning. Keep some open space. Hold inflation and taxes.
- It will change it.
- Zoning against high density house and big box development.
- Encourage new residents home construction to increase the tax base.
- It should have a re-evaluation of our property so that her locals don't end up losing.
- Zone property re vacation estate.
- Stop it from coming in the area. People struggle now to pay taxes.
- First it is not occurring rapidly but Eastport needs to stay ahead of Lubec if it is to remain viable. Take full advantage of the market conditions.
- Tighten zoning rules and regulations. Protect our public shorelines.
- Careful zoning and good enforcement of same.
- Critical review of all zoning laws, including clean-up policies for landlords, renters, owners. Update property maps. Get the drug dealers OUT. Locals see them and know who they are.
- Quality traffic control without losing the quaintness of the city, especially in the residential districts.
- Have the city maintain enough industrial zoned property for future industrial development.
- Preserve what we have-expand outward. Entice more business/jobs.
- Work together for your city. The name of the game—tax money. But stay within limits.
- Try not to make it impossible to live here for the working people. More planning before the wave hits the beach.
- Beware!!
- Grandfather clause or exemption property taxes existing full time residents. Restrict shorefront development.
- Not to seclude the sales only to prospects of a "Bar Harbor" look alike community. Economic development is good, but remember—we are what are and have because of our hard work coming together as a community.
- Possible re-evaluation now before prices go any higher.
- Looks to me like they have their own ideas. It seems every other house has "For Sale" sign on it.
- By planning for the presence of these pressures.
- Develop and enforce strict zoning ordinances to prevent (a) dense developments (b) height limits to prevent high rises—3 stories max. (c) limit ability to raze an existing dwelling and build a huge structure on the land. Ensure that zoning Board of Appeals understands the vision and will enforce the ordinances.
- ? good question
- Get some zoning laws in place to protect the nature of the city. NO DEVELOPMENT WITH GRANDIOSE SCHEMES.
- Keep and maintain old buildings. Don't allow ostentatious homes.
- Restrict housing developments. Discourage building of expensive mansions.
- Restrain reassessing older properties until they are resold.
- Welcome development within a framework of good but reasonable controls.
- A stronger Historical Society to preserve the buildings. The island should be declared a historical place with emphasis to restoration and not demolition.
- Prepare a detailed long-term plan to respond to economic pressures exerted by development.
- Discourage subdivisions and sprawl.
- Institute same effort as California i.e. taxes don't go up more than cost of living index unless SOLD.
- Promote local development to protect the historic town.
- Stronger historical committee. Preserve old homes and buildings.
- Growth can be managed and enjoyed and it is not death dealing. Take charge—might prove to be a significant improvement.
- Change property tax structure. People remaining in their homes pay taxes according to current rules. Property sold at a high price should be assessed at that price. There is a big difference between one's home and property for sale. Proposition 13 has worked in California.
- Keep adequate space between houses. Privacy important and sound (loud noises) when houses too close creates bad neighbors. Invite family physicians, dentists and other professionals to come to Eastport.
- The city should not be pressured into doing anything before it has been thoroughly investigated.

What other important questions have not been addressed?

- Places for children and teens to “hang out”.
- None known.
- Police department for many years, we have hired so many officers to this city and it has hurt us in many ways. 1) We send them off to police academy so we then get done there they get jobs elsewhere on tax payer expense. We need just a few good men for this job. People who will show a little respect for people and maybe they will get more respect back from people. 2) We need more community watch assisting the police. 3) For years I have heard people out of the area say they will not come to Eastport because it's like going through a gauntlet. The police there treat people like “shit”. They act like the Gestapo of Nazi Germany. I believe this has hurt our economy a lot. 4) I think we could scale back the size of our force since down the road at Pleasant Point, there are many police officers that could assist Eastport since they seem to be here anyway. We should use them. Quoddy Village behind Grossman building could be a good place for a water tank and drill a few wells to feed the system. There seems to be a fairly large aquifer in the village. This could feed houses, buildings and hydrants and ease some of the burden on our high hydrant bill to the city. I'm glad to see that there are people trying to take interest in this city before we go down the TUBES. THANK YOU!!!
- A center for young people. Build a skate board section. A computer center or café for young people's interest.
- If Eastport is going to promote tourism and cruise ships, we should ask ourselves several questions: 1) Why would people want to come here? 2) What do we have to offer? 3) What services can we provide? I do not see cruise ships stopping in Eastport. We have no shopping, very few gift shops, very few places to eat. What would make you think cruise ships would want to stop here?
- Care of elders. Ease of car transportation. Telecommunications services. Public facilities for visitors. Airport.
- Lower taxes if you live here year round.
- Attracting development money but keeping local control and focusing on local use for local people. b) Keeping this a “real” place-a working town. c) Putting pressure on owners of vacant or deteriorating properties to get their properties back in use. d) Avoiding strip malls and tacky, tacky uncontrolled development and sprawl. e) Careful planning for future downtown parking. Keeping pedestrian scale of the business area. f) Careful development of industrial areas-industrial parks- that are comfortably accommodated in the city fabric. g) A comprehensive plan for land development for Moose Island-keeping current town area compact. Avoiding suburban sprawl. Carefully integrating the city with open land-nature and ecological. Preserve land with attractive and functional business/industrial/port areas.
- Hope to see businesses using Water St. buildings. Not build a lot of mall sprawl. Parking areas behind front streets and an eventual shuttle bus to downtown. Avoid tacky gentrification and cuteness. More nuts and bolts practical businesses down town. Not every store a gift shop. We need drug store, small department store, basic clothing store, shoe store, book and news store. In effect, the downtown area itself could have the best qualities of a mall with all the charm of the old buildings and pedestrian convenience.
- Can something be done to improve the trailer house park where visitors drive into Pleasant Point? (on the right) There's a burned
- The general appearance of the city is very important to preserve the city, promote tourism and improve the real estate market.
- Snow plowing-remove build up on narrow streets. A ferry directly to and from Campobello. Eastport needs to first be a working city, the tourists will continue to flow in as long as the views remain as they are. Tourism is must one part of Eastport's future. Tourism can never sustain it on its own. Local people must benefit first from the town.
- You have done a great job addressing the issues. Thanks! We are excited to see Eastport grow in a way that most of its residents will be happy.
- Real estate tax increases which may prohibit residents with minimal wage earnings to stay in the area.
- City should hire young people during summer to help around the city. Put large sign on Rt. 1 to sell your city (whale watching, ole sow, camp ground, diners, tourist attractions, etc.). Imagine the people that just drive by and miss our Eastport the “sun rise city”. People up here are great. Let's work together.
- Historical importance of shipbuilding in Eastport. Signage at points that were shipbuilding spots.
- I would like to see Shackford Head Park improved. Access to the beach. I remember Cony Park. We have been overcharged on our hydrant rental, undrinkable water and sewer operations. We should have more representation on the Water Board.
- Over development and catering to the rich will destroy the quality of life for most resident of Eastport.
- Handicapped accessible entertainment center.
- Let's not forget those that live here as people who have been raised here and not succumb to the entire ways to those who have moved here from away, but this is not to say we do not welcome them but that the reason for moving here and what we have as potential within our reach and what is reality given the economy.
- Properties are being bought for summer homes. I see the trend continuing and prices growing.
- Is economic development being given the correct priority? Is the correct effort being applied? Does the community want to enlarge the market size by programs to attract tourists and recreational boaters, more artists, more residents?
- Cruise ship discharge. Limit to Canadian or US registry to protect our waters.
- As many residents are retirees on fixed incomes, costs must be closely controlled.
- Jobs-jobs-jobs.
- Port waterfront. Public dock with fuel. Restrooms. Shore power and hookups.
- Roadway and port infrastructure-are they sufficient for traffic and pleasure crafts.
- Yes-out of state people coming and taking over land they don't own, just do with it what they want, not for city use or over boundaries, and first thing they do from away is put up fences, spoil look of the street, of/as in the past streets look better mowed, flowers, is more beautiful, than overgrowth of trees, old bushes into trees, and the like. Should be an ordinances against swimming pools, and next neighbors get the water, was out foundations, post damage, etc. for noise, get rid of skateboarding kids, even on Sundays, you cannot be quiet, have a special place just for them, so anyone can live quiet.
- Port Authority should run Inner Basin-not city. Harbor Management Committee should be picked by City Council and

- out one that could be moved out to improve first impressions of the area into Eastport.
- This survey misses the great importance of curb appeal to potential investors and visitors.
- Overhaul the charter. Make sure public meetings are advertised in advance. Take some pride in the town clean up: roadsides-litter, grass growing in sidewalks and parking areas; downtown litter, snow/ice removal, attitude, water run off problems, sand in street problems.
- Disaster planning.
- More local participation in local government.
- Open stores on Water St. so people don't spend their money in Calais, Machias, Bangor.
- serve under Port Authority.
- Uniform tax appraisal system
- Immediately set an ordinance that eliminates ATV/dirt bikes from being on public/private land. No activity in city or Eastport unless on ATV owners' land.
- Parking downtown, neighborhood commons (open space) cluster housing. 100 foot frontage for all lots. One driveway from each house to street. Mini acreage lots. Perhaps a long area with less acreage for lots.

Additional comments from Eastport survey:

Should the city promote road-side businesses on Route 190?

- Strongly disagree—view coming into Eastport is invaluable-only one chance-first opportunity to impress visitors and residents.
- Strongly disagree- put business in town. Keep pristine and pull people into town (unless year round hardware and lumber store.

Should we encourage tourism?

- Strongly agree—create a mini Freeport, get in an anchor store like Reny's, LL Bean. They need places to spend their money. Locals will come too.

Should we encourage the visitation of cruise ships to our downtown?

- Strongly agree—only when we are ready—until ready, perhaps small ships (under 25 passengers)
- Strongly agree—need more stores-Target, Walmart, K-Mart, Mardens.
- Strongly agree—this brings in MONEY\$\$\$

Should we remove the fisherman's statue in downtown?

- Strongly disagree—it promotes a sense of the fishing industry.
- Strongly disagree—movie left it to city.
- Strongly disagree—keep any claim to fortune and what and does draw lookers.

Should the city financially support the library?

- Support is necessary but not from taxes-yard sales, donations, etc.
- Disagree—they have own money.

Should the city seek funds to replace old deteriorated water piping throughout the city?

- Strongly agree—this is pretty obvious. PWD should get grant.

Should the city municipalize the water system?

- Agree—but need much more information about available water, its costs, its limitations.
- Agree—make it so it is drinkable.
- Strongly agree—purchase own.
- Strongly agree—if the water supply is perpetual, develop a filter system or create a small water business to help with taxes. Ship water right out the port on these outgoing freighters to Far East etc. No trucking needed.

Do we still want ferry service to Lubec?

- Strongly agree—Yes! So much traffic could be obtained from Campobello, ie. MONEY!!
- Strongly agree—shared cost.

Should a new bridge to the island be pursued?

- Strongly agree—help shipping, etc.
- Strongly agree—yes-put toll bridge back!
- Agree—only to Lubec.
- Strongly agree—to take trucking off 190 and bring rail in. Growing trucking will not be good for Pleasant Point or Eastport if growth is on 190.
- Can't afford other changes-where is funding?
- Strongly agree—to Quoddy Village?

How important is affordable housing to retaining employees in town?

- Somewhat important—should be left to private sector.
- Not important—now.
- Very important—if there are jobs to have.

Should more of the land now zoned for industrial be changed to allow for residential use?

- Disagree—with port development, these may be needed in the future.
- Strongly disagree—depends on growth. Use current. Don't bring industrial downtown or in residential areas.
- Strongly agree—many abandoned buildings.

Should areas currently zoned RR-1 (1 acre lots) be rezoned to R-2 (4 house lots/acre)?

- Disagree—remove many of the existing “shacks” and space will be available as it is now!
- Strongly disagree—too much too soon. Try 2 lots/acre.

In 1995 a long term policy was to keep in mind the potential for tidal energy generation as new environment-friendly techniques are developed. Is this still important to Eastport?

- Very important- also solar and wind.
- Somewhat important-wind power!
- Important-also wind power. Lord knows we have wind aplenty!

In 1995 Eastport agreed to support development and expansion of all aspects of aquaculture including diversification of species (not limited to finfish but including seaweeds and shellfish culture. Is this still important to Eastport?

- Important-small scale.
- Important-only if it contributes a significant number of good jobs (not minimum wage) jobs.
- Very important-yes and world.

In 1995 Eastport recognized diverse interests to whom marine resources are of critical importance including traditional fishermen, aquaculturists, shipping interests, recreational boaters, and those who just love the view. The stated policy was to work to resolve or avoid conflicts among these interests. How important is this issue now?

- Very important-Eastport must keep all doors open and never depend on one economic area or they'll repeat the past.
- Very important-worse than ever.

Should Eastport and the Passamaquoddy Water District explore use of aquifers in Pembroke as alternative sources of drinking water?

- Agree-thought Pembroke vetoed this.
- Strongly agree-but continue program for Eastport independence (operating own)
- Strongly agree-do not cause problems, again!

In 1995 Eastport policy was to consider assessing impact fees to new developers. The recent Downtown Revitalization Plan recommends a Tax Increment Financing District (TIF) downtown. Do you agree with this shift in policy?

- Strongly agree-reasonable %.
- Strongly agree-business cannot be penalized in any form when bringing a town back to life.
- Agree-however, if they do not stay a specified amount of time, they must cover any tax revenue lost to incentive.

Additional comments:

- Establish a “sister city” on the coast of England and re-institute the very wonderful and rich history of Eastport's past. I can envision cruise ships from England-an exchange of tourism as a small part of reshaping Eastport economics.
- Do not keep people from living on Water St. but don't allow it to be low income housing area, instead allow shop owners/renters to live above their shops.
- Susan Graves-Eastport walking tours for mystery fans. (*et al*)
- Why are Eastport kids and some adults littering so much? Can't the school promote “no littering” a bit more regularly?

The State policies that are found in the Comprehensive Planning and Land Use Regulation Act (30-A MRSA §4311 et seq.) are reproduced in this Appendix. The Act requires that a municipality will specify what approaches they will take to address them. The city of Eastport has tailored these policies to the specific circumstances of Eastport as they are raised in each of the major substantive areas (chapters) of this Comprehensive Plan. The city's policies can be found at the end of each chapter, in the body of the Capital Improvement Plan in the Fiscal Capacity chapter, and in the Land Use Plan that is mapped and described in the Land Use Chapter.

A. STATE POLICIES

1. to encourage orderly growth and development in appropriate areas of each community, while protecting the State's rural character, making efficient use of public services, and preventing development sprawl.
2. to plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development;
3. to promote an economic climate that increases job opportunities and overall economic well-being;
4. to encourage and promote affordable, decent housing opportunities for all Maine citizens;
5. to protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas;
6. to protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas;
7. to protect the State's marine resources industry, ports, and harbors from incompatible development, and to promote access to the shore for commercial fishermen and the public;
8. to safeguard the State's agricultural and forest resources from development that threatens those resources;
9. to preserve the State's historic and archeological resources and;
10. to promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

B. STATE COASTAL MANAGEMENT POLICIES

1. to promote the maintenance, development, and revitalization of the State's ports and harbors for fishing, transportation, and recreation;
2. to manage the marine environment and its related resources to preserve and improve the ecological integrity and diversity of marine communities and habitats, to expand our understanding of the productivity of the Gulf of Maine and coastal waters, and to enhance the economic value of the State's renewable marine resources;
3. to support shoreline development that gives preference to water-dependent uses over other uses, that promotes public access to the shoreline, and that considers the cumulative effects of development on coastal resources;
4. to discourage growth and new development in coastal areas where, because of coastal storms, flooding, landslides, or sea-level rise, it is hazardous to human health and safety;
5. to encourage and support cooperative state and municipal management of coastal resources;

6. to protect and manage critical habitats and natural areas of state and national significance, and to maintain the scenic beauty and character of the coast, even in areas where development occurs;
7. to expand the opportunities for outdoor recreation, and to encourage appropriate coastal tourist activities and development;
8. to restore and maintain the quality of our fresh, marine, and estuarine waters to allow for the broadest possible diversity of public and private uses; and
9. to restore and maintain coastal air quality to protect the health of citizens and visitors, and to protect enjoyment of the natural beauty and maritime character of the Maine coast.

APPENDIX C – INTERPRETIVE MATERIALS IN SUPPORT OF HERITAGE, NATURE, AND CULTURAL BASED TOURISM

This introduction is provided as background to many specific recommendations to attract and allow visitors to share the experiences available in our community from our historical, natural and cultural resources.

What do tourists want from the place they visit ? Put yourself in their position. They want what could be called The “5Ws” of tourism. 1.) What is here ? 2.) Which way to the local sites ? 3.) What am I looking at ? 4.) Where are the places to eat ? 5.) Where are the places to stay ?

Eastport should develop a tourist friendly economic model that would show off its historic, natural and cultural history. It must develop a public infrastructure such as parking, phones, restrooms, information center and signs giving directions to see what is in the area. The city should encourage the opening of restaurants, construct docking facilities for different types of pleasure craft including cruise ships and encourage some form of public transportation especially during celebrations or special events.

Tourism has always played a large role in the economy of Eastport. With the changes in the local economy, tourism will play a much larger role in the future. Heritage/Historical, Nature and Cultural based tourism in recent years have become very popular. Given the 3-4 million tourists, that go yearly through Ellsworth to Acadia National Park, it is critical for Eastport’s tourist economy to capture some of this attention. Efforts must be made to create the curiosity or incentive for travelers to make the two hours or 100 miles trip beyond Ellsworth to Eastport.

To encourage this tourism the city should work with the Maine Tourism Office and locally with the Downeast Heritage Center in Calais along with other organizations including ones on the Canadian side of the border. With a combination of grants from private, state and federal sources, Eastport could develop its own tourist market and make it an attractive stop for tour buses, cruise ships and visitors traveling by car.

Eastport is part of a region, eastern Washington County, it must think regionally and work with the other towns to capitalize on the expanding tourist market. Overall Eastport needs to be made more tourist friendly to attract the many tour buses and cruise ships thereby boosting the economy of the city.

Detailed inventory of interpretive materials in support of heritage, nature and cultural tourism:

BACKGROUND:	INTERPRETIVE SIGNS/EVENTS:
HERITAGE TOURISM	
Middle Street (built by the British during the occupation of Eastport), corner of Kilby and Boynton Street (site of ceremony of Eastport’s return to the U. S.) Fort Sullivan/Fort Sherbrooke on High Street and other identified areas	Encourage the placement of interpretive signs at various sites to explain significant historical events that had not just local, but national and international impact.
In Bayside Cemetery, William Metcalfe is buried. He is one of three Americans who received the Victoria Cross in W.W. I, the highest military decoration of Great Britain.	Encourage the addition of signs to Hillside and Bayside Cemeteries noting those buried there and their significance to local, state, national and international events.
Eastport has the distinction of being the last piece of American territory to be occupied by foreign forces from the War of 1812. The British retained control of Eastport until June 30, 1818. When the British give up control of Eastport (Moose Island) it partially solved an important part of the northeast border problem remaining from the end of the Revolutionary War.	<p>Celebrating the anniversary of the capture (1814-2014) and evacuation (1818-2018) of Eastport you would attract a number of visitors to the city.</p> <p>Encourage the celebration of the 200th anniversary in 2014 of the capture and occupation of Eastport by the British 102nd Regiment of Foot. Research the history of this regiment and include what the British forces accomplished for Eastport during their four year</p>

BACKGROUND:	INTERPRETIVE SIGNS/EVENTS:
	military occupation.
Reconstruction of the Fort Sullivan Blockhouse for the bicentennial events and an ongoing tourist destination.	Locate behind the auditorium, not far from the original site, with proper historical signs. Hold a yearly “occupation and evacuation event” in July or August.
A Calais bank was the site of a Confederate robbery on July 18, 1864 during the Civil War. The Confederate bank robbers were held at the jail and courthouse in Machias.	Tie in to Machias & Machiasport events that also have Revolutionary and War of 1812 fort sites.
Civil War ships were burned on Cony Beach during the early part of the 20 th century.	encourage the Bureau of Parks and Lands to promote the “Civil War Ships Memorial” at Shackford Head State Park.
	The city will encourage the Maine Department of Transportation to have signs posted along Route 1 and Route 190 noting the unfinished world’s largest tidal project the Passamaquoddy Tidal Dam. Signs on the causeway section of Route 190 will designate the Pleasant Point and Carlow’s Island dams.
Quoddy Village. This housing development was built by the Army Corps of Engineers to house the offices and workers for the uncompleted Passamaquoddy Tidal Dam project. It was then taken over by the National Youth Administration until the start of W. W. II when the U. S. Navy took over the entire village. During the war it became home to a Naval Construction Battalion that housed over 3,000 Seabees and was called Camp Lee-Stephenson. The navy renamed all of the streets in the village after servicemen. After the navy abandon the base the city kept the name of the streets.	The city will encourage the Maine Department of Transportation to have signs posted along Route 1 and Route 190 noting the significance of
The US Post Office building has an important location on the corner of Water and Washington streets and is the northern anchor to the downtown local historic district which is on the National Register of Historic Places.	The city will encourage the U. S. Postal Service to continue with its plan to restore the Post Office building, which also contains the offices of the U. S. Customs and U. S. Coast Guard, to its original 19 th century appearance and to bring it up to date to modern accessibility standards. 14.
Presently and from time to time the weather service seeks locations along the Maine coast for new weather stations. From the 19 th century till the last part of the 20 th century the weather service had an office in Eastport which was located at the post office. Not only was this weather station the most eastern it was home to one of the earliest weather stations in the United States. This local weather museum would serve two purposes: an additional historic destination for visitors and make the building attractive to the U. S. Postal Service for restoration.	The city will encourage the U. S. Weather Service to locate a new weather office in Eastport at its former location in the U. S. Post Office building. The city will encourage the U. S. Weather Service to open a local weather museum in the Eastport Post Office building. “Eastport to Block Island” was a phrase familiar to people along the east coast of America.
NATURE BASED TOURISM	
BACKGROUND:	INTERPRETIVE SIGNAGE/EVENTS
Old Sow whirlpool overlook, located at the end of Clark street this area can be made into an attractive stop. The overlook offers scenic views of the whirlpool and the surrounding Canadian islands.	Encourage efforts to secure a grant(s) from state, federal and private sources for the Old Sow whirlpool overlook. The parking area, for example, could be graveled over and large wooden guardrails with large rocks placed near the edge of the overlook. Sign(s) could be placed nearby explaining the whirlpool

BACKGROUND:	INTERPRETIVE SIGNS/EVENTS:
	and view from the overlook. Solidly anchored vandal proof benches and picnic table(s) would make a nice addition.
Shackford Head State Park.	<p>At the parking lot a bulletin board should be constructed with a map showing the trails with mileage. Signs are needed for the “Cony and Crescent Beach Trails. Year round maintenance should be started. A flagpole should be placed at the Civil War Ships Memorial or at the entrance to the park.</p> <p>A gravel, stone or cement steps should be built leading down from the edge of the field to Cony Beach and this field should also be landscaped. Twice a year the field should be bush hogged to keep it free of bushes and alders. Once or twice a year the gravel road leading to the parking lot should be graded. The main trail to Shackford Head Overlook should be graveled over for safety and erosion control. To take advantage of the scenic view that this overlook offers an observation deck should be built with interpretive panels.</p> <p>From Shackford Head Overlook to Ship Point people must walk down the present path of loose rock which is located next to the pile of rocks blasted from the ledge. For the safety of hikers a set of stone steps should be constructed possibly using the nearby stone. Some of the other trails in the park must be improved for public safety because they are located near ledges.</p>
Encourage the creation of a walking trail linking the pier at Estes Head in the south end to the Old Sow Whirlpool Overlook in the north end. This foot path will take advantage of the scenic views that Eastport has to offer and make Shackford Head State Park the focal point. The trail will start near the cargo pier at Estes Head, go around Broad Cove to Shackford Head State Park, proceed to the airport and unto the old Eastport camping ground at Carrying Place Cove. From there it will go to “Prince Regent’s Redoubt” on top of Redoubt Hill, the Battery Field, through Hillside and Bayside cemeteries and to the Old Sow Whirlpool Overlook.	Work with private property owners to gain their cooperation to complete this walkway, where necessary.
Encourage the public use of a large section of land on Treat’s Island. Several of the owners have a special tax status with the city under the state’s “Farm and Open Space Tax Law.” This allows public access and use of the owners property for lower taxes. Treat’s Island has the family grave site of Revolutionary War hero Colonel John Allan, the last Fort Sullivan Civil War artillery battery earthworks and a section of the unfinished Passamaquoddy tidal dam project that connects Treat and Dudley islands.	Treat’s Island along with nearby Burial Island could be used by sea kayakers, tour boat operators and others for day trips and overnight camping.
The City of Eastport is at the entrance to the Bay of Fundy and is strategically located between Cobscook and Passamaquoddy Bay. The two bays support numerous wildlife such as eagles, porpoises, whales, seals, etc. which makes an ideal combination for Windjammers and other tour boat operators to use Eastport.	The city will encourage schooner operators, known as Windjammers, along with other tour boat operators to make Eastport their base of operations. This mixture of vessels could make Eastport the center of a Downeast tour boat fleet. By having them locate at Eastport it will increase the number of visitors to the city and thereby boost business downtown and along the waterfront.

BACKGROUND:	INTERPRETIVE SIGNS/EVENTS:
	<p>The city will encourage the Marine Technology Center campus (the Boat School) of the Washington County Community College to use Cobscook and Passamaquoddy Bay for recreational and training uses.</p> <p>The city will encourage the Marine Technology Center in developing a “challenging water trail” using sea kayaks, much like the foot trail described on page App C-2. Starting at the Boat School, on Deep Cove, the kayakers will have two options depending on the tides to enter Passamaquoddy Bay either at Carrying Place Cove or Carlow’s Island. Once in the bay they would proceed to paddle around Eastport to Treat’s Island then back to their point of origin.</p>
CULTURAL BASED TOURISM GOALS:	
BACKGROUND:	INTERPRETIVE SIGNAGE/EVENTS
<p>The very popular summer art school of the New York Grand Central School of Art was located in Eastport. This school was started by the noted artist George P. Ennis and was based in Eastport from 1927-36. The original headquarters of this school was at the former Boynton High School.</p> <p>According to Mr. Ennis the open space on the second floor of the former school was perfect for displaying 200 pieces of art. Mr. Ennis advertised the summer art school in popular national magazines. He called Eastport and the area “the Brittany of America.” If it was not for his untimely death this summer art school would have grown and prospered.</p>	<p>Encourage efforts to promote the arts in Eastport.</p> <p>Local organizations should work with the city to secure state, federal and private grants to enhance their operations to attract visitors to Eastport.</p> <p>Encourage efforts to secure a grant(s) from state, federal, and private sources for example a Humanities grant to have an art school located in Eastport. Public or private colleges could be invited to establish this art school. An artists in residence could possibly use the second floor of the Eastport City Hall (the former Boynton High School) for an exhibition area.</p>
<p>To catch the imagination of the public a two-masted “Eastport Pinkie” could be started. Up to W.W. I this workhorse of the local fishing fleet was a common sight along the wharves of Eastport. These vessels carried herring for the sardine factories and transported dry goods up and down the coast. After construction, the “Eastport Pinkie” might be put on display at the Downeast Heritage Center.</p>	<p>Encourage the Marine Technology School (the Boat School) and the Downeast Heritage Center in Calais to have a working demonstration of traditional wooden boat construction. For example with a grant(s) from state, federal and private sources a boat-builder in residence program could be started to show visitors wooden boat construction.</p>
<p>Over the centuries many sailors, fishermen and passengers from Eastport have lost their lives to the ocean. Hillside Cemetery has several gravestones erected to the memory of loved ones lost at sea. Eastport is home to the deepest cargo port on the east coast and has a long history of maritime activities such fishing, shipping and passenger service. There is no Mariners memorial statue in Downeast Maine and the most eastern city in the United States would be a good choice for one.</p>	<p>Encourage the construction of a suitable Mariners memorial statue with one or more figures and be built on the waterfront where it will attract visitors. The city will encourage efforts to secure a grant(s) for example a Humanities grant from state, federal or private sources.</p> <p>This memorial should express compassion, empathy, the sense of loss and reflect the historic maritime nature of Eastport.</p>
<p>Over the years many sightings of a sea serpent near Eastport and the area has been reported. Through out the 19th and early 20th centuries the local newspaper reported on this sea creature and in 1868 it reported that it was seen swimming near Carrying Place Cove.</p> <p>The Passamaquoddy Indian Tribe have a legend of the great sea serpent they call “Aputmakin.” The legend says “you had to watch out for this monster</p>	<p>Encourage the building of a 40 to 60 foot sea serpent statue that would be placed on or near the waterfront. The city will encourage efforts to secure a grant(s) for example a Humanities grant from state, federal and private sources. This statue would probably be the only one of its size and kind in the United States.</p>

BACKGROUND:	INTERPRETIVE SIGNS/EVENTS:
<p>because it would tip over your canoe if you were not careful.”</p> <p>The city should invite the Passamaquoddy Tribe for their support and in the spirit of cooperation this statue will be named “Aputmakin” in honor of our neighbors and their legend.</p>	

Analysis of 1995 Comprehensive Plan Action Steps for *Downtown Revitalization*

1995 Action Step	Priority in '95 (Priority in '03) ¹	Status ²	Inventory and Policy Response for 2004 CP Update
Priority 1 – Critical Projects			
1. UTILIZE VACANT BUILDINGS. Develop strategy for utilizing vacant downtown buildings. First floors with various uses (not just retail), upper floors with residences, lofts for artists and craftspeople. Establish rental brokerage to seek tenants. As interim measure, fill empty windows with historic or artistic displays.	C (C)	PI/OG	Adopt recommendations of Revitalization Action Plan & EFP work plans; support Downtown Director and Main St. Maine designation; monitor response to façade program
2. BUSINESS EXPANSION Encourage and support expansion of existing businesses, encourage new business formation by City residents, and attempts to attract new businesses from out of the City. Support expansion of business development efforts by Chamber of Commerce to include more than tourist-related activities.	C (C)	PI/OG	Adopt recommendations of Revitalization Action Plan & EFP work plans; support Downtown Director and Main St. Maine designation; monitor response to façade program; multiple sectors still a priority
7. CAPITAL IMPROVEMENT PROGRAM Prepare, adopt, maintain, and follow a five-year capital improvement program, including replacement schedules for Public Works, Fire, and other major equipment.	C (C)	I	Research status of implementation; identify needs for next 5-10 years.
12. ACCESS TO SEA Take action to assure public access to shore is not lost.	C (C)	NI	Much has been lost; some steps being taken now; inventory losses; Identify additional needs
Priority 2 - Important Projects			
18. SUMMER PEOPLE Make special preparations for influx of “summer people” – especially on the fourth of July weekend.	I (I)	PI	Parking, public restrooms, traffic still issues
20. STREET IMPROVEMENTS Update and maintain street and road improvement program. Maintain, improve, and expand City street and road system in accordance with that program.	I (I)	PI	Scaled back since '95 due to budget; street light improvements made; sidewalks are critical; inventory sidewalk needs beyond the downtown
31. HISTORIC RESOURCES Undertake a comprehensive survey of Eastport’s historic resources; encourage voluntary participation in newly-revised Historic District.	I (I)	I	Document achievements ('98 walking tour, EFP, Historical Societies, Historic Review Board); identify continuing need
32. VIEWS Take steps to protect key scenic resources, special cultural and natural features and views across coves and to the islands.	I (I)	I	Document achievements (Old Sow, welcome sign, Carrying Place Cove); Gateway Grant Program; identify add'l steps
Longer Range Projects			
38. WATERFRONT WALKWAY Maintain walkway along waterfront – along with its lighting.	LR (C)	NI	Walkway exists, but not maintained; Include in Designated Historic District.
45. WALKING TOURS Encourage walking tours to historic sites.	LR (C)	I, OG	'98 walking tour

¹ **C CRITICAL ACTIONS.** Planning or implementation should begin now

I IMPORTANT ACTION. Action can wait one or two years

LR LONGER RANGE ACTIONS. Action can be deferred.

NLP NO LONGER PRIORITY. Action eliminated from plan

² **I** Implemented

PI Partially Implemented

NI Not Implemented

OG On-Going

Analysis of 1995 Comprehensive Plan Action Steps for *Economic Development*

1995 Action Step	Priority in '95 (Priority in '03) ³	Status ⁴	Inventory and Policy Response for 2004 Update
Priority 1 – Critical Projects			
3. INDUSTRIAL DEVELOPMENT Encourage industrial development by working to sell or lease suitable City-owned and private sites.	C (C)	PI; OG	Support Downtown Manager and City Manager in attracting businesses to city
4. PORT DEVELOPMENT Support broad range of development activities by the Port Authority including: modern new pier and related facilities at Estes Head (which would also remove heavy traffic from downtown), airport master plan implementation, ferry service to Lubec & Grand Manan.	C (C)	I; ferry svce NI	Restructure policy to identify change in conditions
6. AQUACULTURE INDUSTRY Support development and expansion of all aspects including diversification of species (not limited to fin fish but including seaweeds and rejuvenation of clamming.)	C (C)	PI	Restructure policy with change in conditions; inventory change in conditions
9. SCHOOL IMPROVEMENTS Support needed school improvements.	C (C)	PI?	Refine policy with consolidation efforts; inventory recent needs
11. MARINE RESOURCES Recognize diverse interests to whom marine resources are of critical importance including traditional fishermen, aquaculturists, shipping interests, recreational boaters, and those who just love the view. Work to resolve or avoid conflicts among these interests.	C (C)	OG	Need to examine current status; seek input from Cobscook Bay Resource Center and Project SHARE
13. FACILITY MAINTENANCE Appropriate funds necessary to adequately maintain City facilities, recognize that maintenance is far less expensive than replacement.	C (C)	PI	New city garage, new city bldg; adequate roads; re-work action step with current needs
14. GRANTS Continue to utilize State and Federal financial assistance programs for needed projects and programs to maximum extent possible.	C (C)	I	Identify add'l needs with CIP
15. DRINKING WATER Work with Passamaquoddy Water District to improve service and quality.	C (C)	OG	Some upgrades complete (inventory); aging infrastructure within City needs attention; regional coordination within Boynton Lake watershed; need input from Passamaquoddy Water District
Priority 2 - Important Projects			
16. GUIDING GROWTH Guide growth so the City can prosper and at the same time “stay Eastport”. Encourage growth in some areas, discourage it in others. Clearly designate areas to be devoted to business and industry – and areas from which these activities are to be excluded. Designate specific areas where various types of housing will be encouraged.	I (C)	NI	Examine data; where building permits issued; where growth has occurred; where lot by lot exemptions to the regulations have occurred; Move to critical due to lack of administrative follow through
17. DATA AND INFORMATION Obtain and maintain population data and projections and make them available to developers, schools, businesses, churches, and others needing information concerning growth trends, and obtain and maintain a file of economic assistance sources (technical and financial), and keep up-to-date files of data which may be of use and value to business and industries.	I (I)	I?	Research status with Carl; adjust inventory with web enabled information; input from Port Authority
21. COST EFFICIENT SERVICES Continue policy of providing the services needed by City's people	I (I)	I?	Document how implemented

1995 Action Step	Priority in '95 (Priority in '03) ³	Status ⁴	Inventory and Policy Response for 2004 Update
by most efficient and cost-effective methods.			
22. IMPACT FEES Consider assessing impact fees to new developers.	I	NI	TIF in the downtown instead
23. CLEANUP CAMPAIGN Cleanup around homes and businesses, sweep sidewalks.	I (I)	PI	Document in inventory: Adopt a street; p/u days by city, water in sweepers; Need add'l incentives for downtown businesses
24. RECREATION Support offering of broad range of recreation programs – especially those designed for youth and elderly.	I (I)	I	Document achievements; change names of resp. parties to Recreation Board and Youth Association
25. RECREATIONAL BOATING Relocate small recreational boating from breakwater to the area of former Cannery restaurant.	I (I)	I	Document implementation in different location; need to hear from harbor Committee; identify new activities eg Waco pier
26. INNER BASIN Continue plans to dredge inner basin.	I (I)	I	Document completion; identify maintenance needs
27. MOORING AREAS Preserve options for mooring and anchoring areas.	(I)	I	Document achievement; is there a continuing need; input from Harbor Committee
28. MARINE TRADES CENTER Expand the Center's role in aquaculture training and research.	I (I)	I; OG	Document achievement; identify continuing needs (check with WCCC)
29. SHACKFORD HEAD Cooperate with State in planning for this area.	I (I)	I; OG	Document achievement; identify continuing needs Remove Land Trust as resp party
33. REGIONAL COORDINATION Continue City's leadership role in Regional Planning Commission, Sunrise County Economic Council, Sustainable Cobscook Project, Solid Waste District, Regional and State business development organizations, and other groups and organizations dedicated to proposition "When one community succeeds, all benefit".	I (I)	PI	Source protection of drinking water; trails; needs additional discussion
34. CITY ORDINANCES Revise City ordinances based upon recommendations of this plan.	I (C)	NI	Zoning Ordinance never updated; lots of work done on Site Plan Review and Zoning Ordinance but needs to be completed and reviewed for adoption given 2003 deadline for Ordinances to be consistent with Comp Plan
Longer Range Projects			
35. FREE TRADE ZONE Continue exploration of establishing Free Trade Zone in City.	LR		
36. HIGHWAY TO NEW PORT a- Work to have road to Estes Head accepted as a State highway, b- work with towns and regional groups in the area to obtain better access to Route 9 and the Interstate system.	LR (C)	NI	a- Complete b- No action on access to Rt. 9
46. RAIL YARD Work to have rail service restored to Ayer Junction. Establish marshaling yard and warehousing there.	LR (I)*	NI*	City should promote continued public access of right of way. *Need Port Auth. inputs
41. TIDAL ENERGY Keep in mind potential of tidal energy generation as new environment-friendly techniques are developed.	LR (NI)	OG	
43. INTERPRETIVE SIGNS Install interpretive signs at Fort Sullivan and Prince Regent Redoubt	LR (PI)	OG	Delete PR Redoubt,
44. WOODLOTS AND FARMS Support proper management of small woodlots and agricultural areas.	LR	NI	

1995 Action Step	Priority in '95 (Priority in '03) ³	Status ⁴	Inventory and Policy Response for 2004 Update
Other Projects Not Identified Above			
5. AFFORDABLE HOUSING Encourage, support, and promote a variety of affordable and adequate housing appropriate for young people just starting families, elderly, and low-income people.	C (I)	PI	Inventory and identify status of going need
8. SOLID WASTE MANAGEMENT Continue to be a leader in solid waste management.	C (C)	I	Document in Inventory. Process works smoothly.
10. SENIOR SERVICES Work to expand and improve services for seniors: specialized transportation, health care, and housing.	C (C)	PI	Add action step to provide information
19. HOUSING FOR ELDERLY & LOW-INCOME Continue to not discriminate against mobile homes, other manufactured houses, or elderly and low-income housing within the City.	I (I)	PI?	Three facilities available, two allow single and low income residents. Waiting lists sometimes include elderly?
30. NATURAL AREAS Prohibit incompatible development in or adjacent to critical natural areas. Make sure owners of unique areas are aware of value, encourage proper care of them.	I (I)	OG	Seek input from Clam Committee, Cobscook Bay Resource Center, Project SHARE
37. RAIL YARD Work to have rail service restored to Ayer Junction. Establish marshaling yard and warehousing there.	LR (-)	NLP	Seek input from Port Authority
39. CITY LANDFILL Clean up old dump site.	LR (I, PI)	OG	Partially complete
40. SWIMMING POOL Support efforts to construct a year-round swimming pool for teaching young people to swim, therapeutic purposes for seniors, scuba instruction, and recreation.	LR	NLP	
42. ARCHEOLOGICAL RESOURCES Explore mechanisms for further archeological surveys, including determining if there are significant sites of early French settlement which should be protected.	LR	OG	
45. WALKING TOURS Encourage walking tours to historic sites.	LR (C)	I/ OG	
46. AIR QUALITY Take steps to maintain air quality.	LR (C)	OG	Permits required for open burning

APPENDIX E – COMMUNITY VISION MEETING NOTES

The Comprehensive Plan Update Committee hosted a community visioning meeting on September 29, 2003 after the distribution of the survey. Preliminary results from the survey were made available and participants helped to craft the vision statement for Eastport:

Eastport, an Island Community Living, Working and Growing Together.

Working in small groups participants also ranked their most favorite or special places in Eastport. This effort yielded Map 2 – Treasures of Eastport and provided direction to the policies and implementation measures distributed throughout the plan.

The large group also provided answers in an open forum to several questions about their vision for Eastport. These are reproduced here and a list of participants at the community Vision meeting is provided at the end of this section.

What you love about Eastport:

- Downtown
- Sense of community
- People
- “Eastport’s Time Has Come”
- Home
- Walking downtown
- Open hearts
- Open minds
- Pier, watch people fish
- Access to private land
- Encouraging tradition of access to land-public & private
- Charm, views, friendliness
- Not a danger: becoming Bar Harbor
- Wealth/abundance of energy of all types
- BEAUTIFUL city
- Intimacy; risks possible
- Talent (emerges)
- Arts community
- “Hooked” on Eastport
- Magical beauty of landscape and people
- Energy is palpable
- Natural beauty
- Water
- Charm, cute yes, but we need more for business development

Why are you here tonight?

- To represent Eastport for pride
- Listen to what people have to say
- Happy to be a part of the process
- Want to be a neighbor-resident
- Don’t want an “Antique Town”
- Curious about Eastport’s future
- Pay attention to tourism opportunities
- Would like to see town cleaned up
- Protect investment in community
- Because I love the value of a vision
- Find out what people want
- I want to know where I fit and where we are going
- Want to be sure historical heritage is preserved
- Interested in what is going on
- Here to represent the city’s business interests
- Fundamental changes occurring
- Marine development needs and residential development demands
- Interested in how Eastport is developing
- Interested in seeing more shops
- To protect property values

Your connection to Eastport:

- CDBG Advisory
- CPC Committee
- City Council
- Cemetery Committee
- Downtown Community Development Advisory Committee
- Eastport for Pride
- Budget Committee
- ZBA
- Code Enforcement/Building/Plumbing
- Downtown business owner
- Visitor-now owner
- Retirement
- Business owner
- Congregational Church
- Health Center
- Value of a vision
- Americorps
- Ecumenical group
- Stage East
- Born here/away/back
- Because interested in the future

The perfect Eastport is/has:

- Diversified
- More self-sufficient (economically, socially, culturally)
- Has more historic districts
- More quality jobs
- Singularly unique
- Authentic
- Intellectually & creatively stimulating
- Drug free
- Young families
- An active harbor (ships, water taxis, ferries)
- An active marina (gas/restrooms)
- Small cruise ships
- Well promoted airport
- A working harbor
- Political clout
- All economic levels
- Water access-useable, walkable, public space
- Potable water (new source)
- High standards of education at all levels
- Well cared for senior citizens
- Some form/appropriate form of public transportation
- Telecommunications –broad band access
- Recreation-4 seasons-all ages
- Rail/harbor link
- Protected sea views
- Preserved heritage (built environment)
- 2nd route into town
- movie theatre
- family entertainment
- Snow removal on sidewalks
- Restricted commercial development on Route 190
- Signs directing visitors to our features
- An entrepreneurial center
- A variety of residential and commercial development
- Tasteful T-shirts
- Sufficient space to allow commercial activity to support the port and other economic activities
- Financial incentives for historic preservation
- A variety of housing options
- Mixed uses (residential/commercial/retail) in neighborhoods besides downtown
- Knows its goals, limits, optimum size (defined by jobs that support the next generation)
- Reasonable growth: seasonal & year-round/income/wages/housing that grows synchronously
- Efficient use of infrastructure
- No traffic and parking problems
- Gathering places
- Continues the good planning of past efforts.

Community Vision Meeting Sept. 29, 2003

Sign- In List

David Addison	13 Middle St.	853-0911
Mike Cloven	5 Pleasant St.	853-4059
John Brunkowski	5 Pleasant St.	853-4059
Francis Drabick	6 Pleasant St.	853-4060
Carl Young	190 Water St.	853-4034
Wayne Wilcox	36 High St.	
Paul E. Thompson	234 Hersey Rd. Pembroke	726-5290
Larkin McGarvey	5A Pleasant St.	853-2318
Meg McGravey	5A Pleasant St.	853-2318
Alice Cares	24 Middle St.	853-4222
Sarah Talbot	2 School St.	853-4576
Linda Godfrey	19 Water St.	853-6036
Marie Terry	56 Washington St.	853-2620
Russ Terry	57 Washington St.	853-2621
Stephen Collins	32 Boynton St.	853-7481
Whitney Mauser	27 Boynton St.	853-4752
Jim Rieder	42 Shackford St.	
Maurine Small	41 Boynton St.	
Jean Wadman	161 Water St.	853-2674
Richard Wadman	PO Box 107	853-4172
Philip Desmond	24 Capen Av.	853-0882
Lora Whelan	35 Key St.	853-2400